(h) and (i) DDA has chalked out a programme to accommodate all remaining registrants by the end of 8th Five Year Plan Period subject to availability of land, funds and infrastructure.

Newspaper Report on Urban Overflow

4372. PROF. VIJAY KUMAR MALHOTRA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the attention of Government has been drawn to the news item captioned "Urban overflow swells rural Delhi" appearing in the Indian Express of 5th August, 1994;

(b) if so, the facts thereof;

(c) the reaction of the Government thereto; and

(d) the steps taken to check the influx of people to Delhi;

(e) whether this influx will continue to rise unabatedly until and unless the National Capital Region (N.C.R.) is developed expeditiously; and

(f) if so, the steps taken by Government in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) Yes, Sir.

(b) The rural population of Delhi during the period 1981—91 has increased from 4.52 lakhs to 9.49 lakhs.

(c) The regional Plan 2001 for National Capital Region has been formulated with the objective of limiting the growth of population in Delhi.

(d) to (f) The steps taken to check the influx of people of Delhi are as under:

(i) Parliament enacted the NCR Planning Board Act in 1985 and a full-fledged statutory body called the NCR Planning Board was brought into being to monitor and guide the implementation of the statute.

(ii) For integrated Planning and development of National Capital Region, the NCR Planning Board, has formulated the Regional Plan- 2001. The Regional Plan aims at containing the growth of National Capital Territory of Delhi within a manageable population size of 112 lakhs by 2001.

(iii) The NCR Planning Board has embarked on a strategy for the planned development of integrated townships alongside the Priority Towns, namely, Meerut, Hapur, Bulandshahr-Khurja Complex, Panipat, Rohtak, Rewari-Bhiwadi Dharuhera and Alwar, and two DMA towns, namely, Bahadurgarh and Kundli, to attract and permanently absorb about 20 lakh people, to be deflected from Delhi, by 2001 A.D.

(iv) The NCR Planning Board has approved the stepped-up investment programme of Rs. 3813 crores for the 8th Five Year Plan, out of which Rs. 1846 crores is in the Central Sector and Rs. 1967 crores is in the State Sector.

(v) The total Central Budget allocation for NCR for the 8th Plan has been stepped-up to Rs. 200 crores, which is to be matched by contribution from the State Governments in accordance with the 8th Plan Investment Programme approved by the Board.

Supreme Court Judgement on Delhi Rent Control Act

4373. SHRI VIREN J. SHAH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government's attention has been drawn to a recent judgement of the Supreme Court [Jt. 1994 (4) SC. 412- 419] relating to Section 14C of the Delhi Rent Control Act, 1958;

(b) if so, what are the facts and details in this regard; and

(c) what steps Government have taken or propose to take to make necessary provisions in the light of the Supreme Court judgement in the proposed Delhi Rent Control legislation so as to save a large number of retired/retiring Government employees from unnecessary litigation in the Courts of Law and also to make the DRCA more comprehensive?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) and (b) The Delhi High Court vide its judgement dated April, 27, 1992 had dismissed the application filed by the

appellant under Section 25-B (8) of the Delhi Rent Control Act, 1958 for revision of the order of the Rent Controller, Delhi, dated February 14, 1992 rejecting his application for recovery of possession of his tenanted premises made on the ground specified in Section 14-C(i) of the Act. This judgement was set aside by the Supreme Court. The Supreme Court held that an application for eviction under Section 14-B, 14-C or 14-D cannot be rejected on the mere ground that the landlord has some accommodation available, and sufficiency thereof cannot be gone into in a petition for evictions under these sections. The Court has directed the Rent Controller to dispose of the application filed by the applicant in accordance with law and in the light of the observations of the Court.

(c) The Delhi Rent Bill is under consideration of the Government and is expected to be introduced shortly.

Mortgage Finance Scheme

4374. SHRI V. HANUMANTHA RAO: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are considering any scheme to extend mortgage finance for building houses to the public;

(b) if so, the details of this scheme;

(c) by what time schedule will this scheme by grounded;

(d) whether Government will consider starting this scheme in Andhra Pradesh; and

(e) whether it is a fact that Andhra Pradesh has sufficient conditions to implement this scheme?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) to (e) Housing Finance Institutions throughout the country already provide loans to borrowers against mortgage of plots/structures thereon as security for repayment of loan.

Guidelines for Commercial Utilisation of Government Land

4375. SHRI SURESH PACHOURI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Railways have urged the Ministry of Urban Development to formulate general guidelines to facilitate commercial utilisation of the Government owned land;

(b) if so, whether the Railways are second largest owner of land among the various Ministries;

(c) if so, whether the Ministry of Urban Development has earmarked the land for Railways to set up hotels on these lands; and

(d) if so, by when the Ministry of Urban Development is likely to take a final decision in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) No, Sir.

(b) As per information made available by Ministry of Railways, they own about 4.19 lakh hectare of land.

(c) No, Sir.

(d) No final decision on general issue regarding commercial exploitation of surplus Govt. land for augmenting budgets provisions has been taken.

पुरानी कालोनियों में सिंक, टाईल, पैलमैट और नई बिजली की बायरिंग लगाया जाना

4376. **श्री रामजी लाल:** क्या शहरी विकास मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकार ने दिल्ली की विभिन्न पुरानी कालोनियों (आजादी से पूर्व निर्मित) में सिंक, टाइल, बिजली की नयी वायरिंग, पैलमैट लगाने के आदेश कुछ ही महीने पूर्व जारी किये हैं, यदि हां, तो अब तक कितने सरकारी क्वार्टरों में ये सुविधाएं प्रदान कर दी गई हैं;

(ख) क्या सरकार सरकारी कालोनियों, विशेषकर लोधी कालोनी के ब्लाक 15 एवं 20 में ये सुविधायें प्रदान करने तथा आस-पड़ोस में फैली हुई गन्दगी को हटाने के साथ-साथ पुरानी सीवर लाइन को बदलने के लिये कोई कार्यवाही कर रही है;

(ग) यदि हां, तो क्या गंदगी के कारण वहां बीमार पड़ने वाले निवासियों के संबंध में कोई सर्वेक्षण कराया गया है;

(घ) यदि नहीं, तो क्या सरकार इन समस्याओं के समाधान के लिये चालू वित्तीय वर्ष में कोई कार्यवाही करेगी; और

(ङ) यदि हां, तो उसका ब्यौरा क्या है?